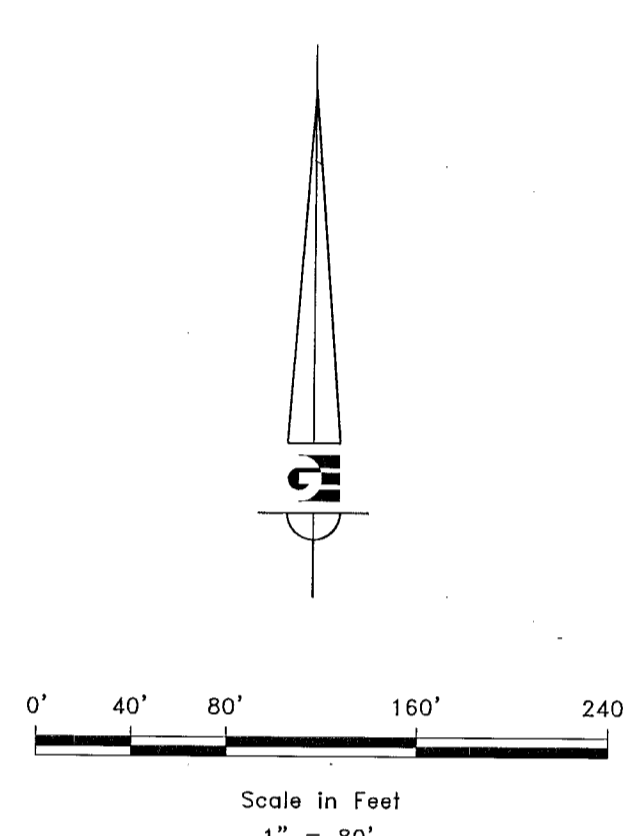


BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED NORTH 01°06'08" WEST 268.46 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 40.01 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER RUNNING THENCE ALONG AN EXISTING FENCE NORTH 89°03'03" WEST 1304.03 FEET TO THE REMNANTS OF AN EXISTING FENCE LINE; THENCE 00°28'19" EAST 778.31 FEET; THENCE SOUTH 88°56'48" EAST 289.63 FEET; THENCE NORTH 01°09'05" EAST 242.66 FEET; THENCE SOUTH 89°09'36" EAST 688.92 FEET; THENCE SOUTH 01°49'43" WEST 506.66 FEET ALONG AN EXISTING FENCE LINE IN PART TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 88°44'54" EAST 340.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF 4700 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°06'08" WEST 513.34 FEET TO THE POINT OF BEGINNING, CONTAINING 25.153 ACRES OR 1,095,670 SQUARE FEET.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE

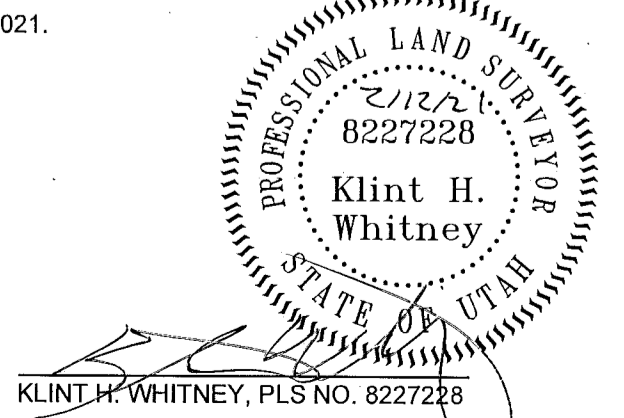
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRETT AVERET ON BEHALF OF FIVE BLANCH PROPERTY LLC. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 89°05'23" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY ORDER RECORDED AS ENTRY NUMBER 2361449, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 604, ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 12TH DAY OF February, 2021.



SCALE: 1" = 80'

DATE: 9/14/20

DESIGN: KHW

DRAWN: KHW

CHECKED: KHW

DWG.:

REVISIONS	DATE	DESCRIPTION

RECEIVED

FEB 16 2021

BY: 6778

PROPERTY SURVEY FOR FIVE BLANCH PROPERTY LLC

+/- 750 SOUTH 4700 WEST, WEBER COUNTY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,

TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING

CIVIL & LAND PLANNING

MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066

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